GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Capitalization of the value of garden lands under acquisition – Guidelines for valuation of Orchards in the State – Orders – Issued.

REVENUE (LANDS-I) DEPARTMENT

G.O.Ms.No.196 **Dated.08-07-2020**

Read the following:-

(1) G.O.Ms.No.357, Revenue (L.A) Department, dated 22.03.2006.
(2) G.O.Ms.No.2164, Revenue (LA) Department, dated 08.10.2007.
(3) G.O.Ms.No.133, Revenue (L.A) Department, dated 16.03.2018.
(4) From the Spl. CS & CCLA, A.P., Vijayawada, D.O.Lr.No.LA.I(1)/ 455/2017, dated 28.06.2018.

** ** **

ORDER:

In the reference 1st read above, Government have issued guidelines for capitalization of the value of Garden lands under acquisition and guidelines for valuation of Orchards in the State in supersession of all earlier orders in the matter and also ordered for future revision of the valuation of Horticulture crops once in 10 years. Further an amendment was also issued on inter-crop cultivation in the fruit bearing Orchards vide reference 2nd read above.

2. In the reference 3rd read above, Government have constituted an Expert Committee for reviewing the existing procedure for estimating the value of the lands under acquisition with Horticulture crops for payment of compensation when required.

3. In the reference 4th read above, the Spl.CS & Chief Commissioner of Land Administration, A.P., Vijayawada has submitted the report of Expert Committee recommendations to the Government with a request to revise the valuation of Horticulture crops and Garden lands under acquisition.

4. After careful examination of the report of the Expert Committee, Government hereby approve the rates as recommended by the Expert Committee. Accordingly, in supersession of all earlier orders issued in regard to computation and payment of compensation for orchards the following guidelines are issued:

I. GUIDELINES FOR VALUATION OF ORCHARDS:

1) The Land Acquisition Officers concerned shall determine the Market value of the land with Orchards with due regard to the comparable bonafide sale transactions of a similarly placed Orchards in that locality in recent year.

Example: (i) In case of valuation of Mango / any orchards, the Land Acquisition Officer shall obtain ***basic value of the orchards*** from the Sub-Registrar concerned, if basic value of orchards are available with Sub-Registrar.

(ii) In case basic values of Mango orchards are not available, ***Sale transaction of Mango orchards*** in that vicinity shall be taken to arrive Market value.

If, the above (i) or (ii) available, ***no need to pay additional compensation*** with regard to Orchards. ***Market value only*** shall be taken for further calculations as per the existing provisions.

2) If there have been no such sales transaction or basic values, the Capitalization method will be adopted for valuation of land with orchards following the guidelines contained in the LA manual of Government of A.P. It shall be strictly borne in the mind while adopting the capitalization method, compensation for the land as well as fruit bearing trees cannot be separately awarded. Further, when the market value is determined on the basis of yield from the trees or plantation, 8 years multiplier shall be adopted as per the guidelines of Supreme Court of India.

3) If the above two methods are not applicable for any reasons, the Land Acquisition Officers may follow the guidelines and rates indicated in the Annexures appended to this order.

II. PROCEDURE FOR VALUATION OF ORCHARDS:

Category 'A' : Well Maintained

(i) Trees belonging to certain variety of a horticulture crop species recommended for that region.

(ii) Recommended Orchard management practices including timely inputs, cultural operations, prescribed spacing etc., should have been observed.

(iii)Trees with healthy growth, good productivity and free from pests and diseases.

Category 'B' : Average Maintained

(i) Trees belonging to commercial or good local variety recommended for the region.

(ii) Orchards with average management practices showing average growth and productivity which among other reasons could be due to prescribed spacing not being observed, etc.,

Category 'C' : Poor Maintained

(i) Trees with non-descriptive varieties / seedlings.

(ii) Trees with poor management practices showing poor growth and productivity.

III. VALUATION OF PRE-BEARING ORCHARDS

1. The category under which the Orchards falls i.e., whether it is category A or B or C may be identified at the outset.
2. The *market value of the land alone* may be arrived at, on the basis of bonafide and comparable sales of similarly placed lands, following the guidelines as may be prescribed from time to time.
3. *Apart from market value* of land so arrived at, an amount up to the maximum of the total cost of cultivation (being the non-recurring and recurring cost), depending on the age, category of Orchard and the management practices observed may be *awarded as compensation*:

    a. The Orchard which falls in category-A may be awarded compensation up to maximum of the cost of cultivation depending on the age of plants as per Annexure II.
    b. The Orchard falling in category-B may be awarded a maximum up to 80% of the amounts as indicated in Annexure-II depending on the age of the Orchard.
    c. The Orchard falling in category-C may be awarded a maximum up to 60% of the amounts indicated in Annexure II depending on the age of the Orchard.

4. As seen from the foregoing paras, pre-bearing Orchard is therefore entitled for compensation as shown in Annexure-II.

IV. PROCEDURE FOR VALUATION OF FRUIT BEARING ORCHARDS WHERE REMAINING BEARING PERIOD IS MORE THAN / LESS THAN THE GESTATION PERIOD:

Depending on the growth and condition of the Orchard, the category under which the Orchard falls i.e., whether it is category A or B or C, may be identified at the outset on the basis of the guidelines indicated above.

Just as envisaged for pre-bearing Orchard, the market value of the land may be arrived at, on the basis of bonafide and comparable sales of similarly placed lands following the guidelines that may be prescribed from time to time.

(i) In case of *fruit bearing orchards where remaining bearing period is* ***more than gestation period*** the compensation may be awarded as per rates shown in Column No's (9), (10) and (11) of Annexure-III for A, B and C categories respectively.

(ii) In case of *fruit bearing orchards where remaining bearing period is* ***less than gestation period*** the compensation may be awarded as per rates shown in Column No's (6), (7) and (8) of Annexure-III for A, B and C categories respectively.

V. GUIDELINES FOR VALUATION OF ORCHARDS WHERE MIXED CROP/INTER CROP IS RAISED:

A) Pre-bearing Stage:

1. For pre-bearing Orchard where two or more perennial horticulture species are raised in the same garden as intercrop/mixed crop, depending on the condition and the growth, the main crop shall be categorized either under B or C.
2. The inter crop/mixed crop also treated as main crop and can be categorized as A,B,C as per the guidelines issued for the main crop.
3. Apart from market value of land, damages equivalent to a maximum of the total cost of cultivation shall be payable for the main crop depending on whether the category is B or C and depending on the age of the plants.
4. Where the prescribed spacing is observed for both main and inter-crop/mixed crop, the proportionate cost of cultivation restricting to the number of trees subject to optimum number for the inter-crop/mixed crop duly classifying it under A/B/C may be paid as damages.
5. In case where prescribed spacing is not observed, cost of cultivation will not be payable for inter-crop/mixed crop.
6. If the number of trees are less than the optimum number as prescribed in col. 3 of Annexure II damages payable towards cost of cultivation, shall be fixed proportionately subject to spacing being observed.

B) Bearing Stage:

1. In a bearing Orchard when two or more perennial horticulture crops are raised as inter-crop/mixed crop depending on the condition, the growth of the crop and management practices observed, the main crop shall be categorized under B or C.
2. lnter-crop shall be categorized as A/B/C.
3. Compensation up to a maximum of the total cost of cultivation shall be payable for the main crop depending on the category (B or C) and depending on the management practices observed.

4. Depending on the category (B) or (C) under which the main crop is classified and on the management practices observed, compensation equivalent to the net returns for the gestation period of that crop may be awarded. If the number of trees are less than the optimum number, proportionate compensation is payable.
5. Where the prescribed spacing is observed for both main and inter-crop/mixed crop, the proportionate net returns (restricting the number of trees subject to optimum number) for the gestation period may be awarded for the inter-crop/mixed crop duly classifying it under (C).
6. Where prescribed spacing for either main crop or inter crop/mixed crop are not observed, the net returns for gestation period for the inter-crop/mixed crop shall not be paid.
7. Damages equivalent to net returns for one year shall be payable for the main crop depending on its category (B or C), management practices observed and the proportionate number of trees subject to optimum number.
8. If the number of trees is less than the optimum number as prescribed in Annexure-I, compensation payable towards cost of cultivation, net returns as indicted above shall be fixed proportionately.
9. If the number of trees in a Orchard is more than the optimum number prescribed for either the main crop or the intercrop/mixed crop the total amount payable either towards cost of cultivation or for net returns, etc., shall be restricted to the optimum number depending on the category of the crop.

NOTE: *For the purpose of valuation of orchards where mixed crops/inter-crops raised, the rates indicated in* ***Annexure-IV*** *may be followed.*

VI. VALUATION OF SCATTERED OR ISOLATED TREES:

1. Isolated and scattered trees normally will not be given the recommended package of practices as prescribed, and they will therefore be treated as under category C and proportionate amounts towards damages to be paid on tree basis.
2. The entire amount so payable by following the guidelines given under Annexure-II – Category- A or B or C as the case may be, shall be treated as damages. Therefore the 12% additional market value and solatium shall not be awarded on such damages.
3. Unlike Orchards no additional amount towards damages may be paid.

VII. NARROW STRIPS OF ORCHARDS:

(i) Pre-Bearing: If a part of an Orchard is acquired the proportionate amount towards damages depending on the number of trees, the age, category and the management practices observed, as indicated in Annexure-II shall be paid towards the pre-bearing Orchard.

(ii) For a strip of Orchard at bearing stage depending on number of trees; category and the management practices observed, the compensation shall be proportionately calculated as per Annexure-I.

VIII. WOOD VALUE:

In case of crops like Pomegranate, Guava, Grapes, etc., the wood does not have significant economic value and therefore separate compensation for wood does not arise. Even in case of crops like Mango, Coconut, etc., the crop is not grown for wood, which is only incidental or secondary product. However, since the wood from Mango, Coconut, Jack, Jamun, have some value, the ryots may

be allowed to cut and take the wood if the Orchards are going to be removed / submerged. In the alternative if trees are to be conserved, wood value at site as determined by the D.F.O, concerned as per prevailing rates may be granted towards damages. Such amount shall carry solatium or additional market value.

IX. FUEL WOOD VALUE:

The fuel wood for the fuel wood trees may be determined by the Joint Collector and D.F.O. concerned as per the existing procedures, if the total is below Rs.50,000/- and by the District Collector where the value exceeds Rs.50,000/-.

X. GENERAL:

(1) The future revision of the valuation of Horticulture crops shall be done once in 10 years.

(2) No compensation need to be paid for short duration crops as the farmer can harvest the standing crop and deliver the vacant position of the land.

(3) All the orchards under acquisition shall be strictly recorded Videography/ Photography/ Google Maps with GPS Coordinates at every stage from the initial stage.

(4) The existing instructions contained in G.O.Ms.No.601, Revenue (LA) Department, dt.19-6-1992 shall be continued for fuel wood trees and wood value of fruit bearing trees.

(5) In respect of valuation of other species, Horticulture crops, perennial vegetable crops etc. which are not included in this report, the valuation shall be decided by a committee to be constituted at the district level headed by the District Collector as shown below and the LAOs concerned may address the respective District Collectors in the matter.

(i)	District Collector	- Chairman
(ii)	Land Acquisition Officer	- Convener
(iii)	Joint Director, Agriculture	- Member
(iv)	Deputy Director, Horticulture	- Member
(v)	Assistant Director, Sericulture	- Member
(vi)	District Forest Officer	- Member
(vii)	A representative from the Requisitioning Department	- Member
(viii)	Principal Scientist available at the Horticulture/Agrl Research Station in the District, if any	- Member
(ix)	Any other member felt necessary by the District Collector	- Member

(6) Wherever valuation of an orchard under acquisition exceeds Rs.10,000/- it may be got approved by the District Level Committee under the chairmanship of the District Collector with Joint Collector as convenor and the Joint Director of Agriculture and Deputy Director of Horticulture /Assistant Director of Horticulture as members.

(7) The details of the compensation to be paid towards value per tree payable in case of bearing trees and pre-bearing trees, Valuation of fruit bearing orchards where remaining bearing period is more than / less than the gestation period for each Horticulture species are appended as Annexures- I, II & III.

(8) For arriving valuation of orchards where mixed crops/inter- crops raised, the rates indicated in Annexure-IV shall be followed.

5. The District Collectors/LAOs concerned shall directly address the Commissioner of Horticulture for any clarification if needed.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

V.USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Spl.C.S. & Chief Commissioner of Land Administration, A.P., Vijayawada
All the District Collectors in the State (10 copies each) for distribution among RDOs/Sub-Collector/Spl. Collectors (L.A) etc.
The Commissioner of Horticulture, Vijayawada
The Commissioner of Sericulture, Vijayawada
The Principal Chief Conservator of Forest, A.P.,
All the Departments of Secretariat
SF/SCs

//FORWARDED::BY::ORDER//

SECTION OFFICER

ANNEXURE - I

STATEMENT SHOWING THE CATEGORY WISE TOTAL COMPENSATION VALUE PER TREE PAYABLE IN CASE OF BEARING TREES

Sl. No	Crop	No. of Trees / Acre	Pre-Bearing or Gestation Period	Economic bearing period (yrs)	Total compensation value per Tree (in Rs.)		
					Category-A	Category-B	Category-C
1	*2*	*3*	*4*	*5*	*6*	*7*	*8*
1	Mango	40	5	40	7283	5826	4370
2	Coconut (ECT)	60	7	60	6090	4872	3654
3	Coconut (T X D)	60	4	50	4639	3711	2783
4	Acid Lime (Seedlings)	100	5	12	3210	2568	1926
5	Acid Lime (Budded)	100	4	12	2643	2114	1586
6	Sweet Orange	100	4	12	2135	1708	1281
7	Guava	100	2	15	1590	1272	954
8	Pomegranate	220	2	12	978	782	587
9	Ber	60	2	12	1252	1001	751
10	Cashew (Grafts)	60	4	25	3292	2633	1975
11	cashew Seedlings)	60	4	25	2142	1714	1285
12	Sapota	60	5	40	2399	1919	1440
13	Tamarind	40	5	30	4657	3725	2794
14	Jack Fruit	40	6	60	3198	2559	1919
15	Jamun (Neredu)	40	6	40	3721	2977	2233
16	Custard Apple	250	3	20	1127	901	676
17	Amla	60	4	35	3050	2440	1952
18	Fig	250	2	15	426	341	273
19	Oil Palm	57	4	30	6233	4986	3740
20	Cocoa	200	3	25	553	443	332
21	Drum stick	650	1	3	216	173	130
22	Rose	2700	1	6	205	164	123
23	Jasmine	1750	1	15	297	238	178

V.USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT

ANNEXURE - II

STATEMENT SHOWING THE CATEGORY-WISE TOTAL COMPENSATION VALUE PER TREE PAYABLE IN CASE OF PRE-BEARING TREES

Sl. No.	Crop	Category-A (in Rupees)							Category-B (in Rupees)							Category-C (in Rupees)						
		1st	2nd	3rd	4th	5th	6th	7th	1st	2nd	3rd	4th	5th	6th	7th	1st	2nd	3rd	4th	5th	6th	7th
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1	Mango	312	478	675	921	1260			250	382	540	737	1008			187	287	405	553	756		
2	Coconut (ECT)	183	234	318	414	519	633	770	147	187	254	331	415	507	616	110	140	191	248	311	380	462
3	Coconut (T X D)	141	246	334	422				113	197	267	338				84	147	200	253			
4	Acid Lime (Seedlings)	160	219	285	366	469			128	176	228	293	375			96	132	171	220	282		
5	Acid Lime (Budded)	107	206	290	374				86	165	232	299				64	123	174	224			
6	Sweet Orange	159	238	324	420				127	191	260	336				95	143	195	252			
7	Guava	126	189						101	151						76	113					
8	Pomegranate	131	203						105	162						79	122					
9	Ber	129	186						103	149						77	112					
10	Cashew (Grafts)	190	276	370	475				152	221	296	380				114	166	222	285			
11	cashew (Seedlings)	99	160	221	271	320			79	128	176	217	256			59	96	132	163	192		
12	Sapota	205	299	395	483	592			164	239	316	386	474			123	180	237	290	355		
13	Tamarind	223	387	550	714	878			178	310	440	571	702			134	232	330	428	527		
14	Jack Fruit	320	635	950	1160	1318	1423		256	508	760	928	1054	1138		192	381	570	696	791	854	
15	Jamun (Neredu)	123	245	366	488	610	733		98	196	293	391	488	586		74	147	220	293	366	440	
16	Custard Apple	103	206	263					82	165	210					62	123	158	0			
17	Amla	227	329	433	433				181	263	346	346				136	197	260	260			
18	Fig	39	76						31	60						23	45					
19	Oil Palm	357	555	778	1013				285	444	623	811				214	333	467	608			
20	Cocoa	63	84	105					50	67	84					38	50	63				
21	Drum stick	42							34							25						
22	Rose	28							23							17						
23	Jasmine	41							33							25						

V.USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT

ANNEXURE – III

STATEMENT TOTAL COMPENSATION PAYABLE UNDER COST OF CULTIVATION NET RETURNS AND DAMAGES FOR EACH HORTICULTURE SPECIES

Sl. No	Crop	No. of Trees / Acre	Pre-Bearing or Gestation Period	Economic bearing period (yrs)	Fruit bearing orchards where remaining bearing period is less than Gestation period			Fruit bearing orchards where remaining bearing period is more than Gestation period		
					Category- A	Category-B	Category-C	Category-A	Category-B	Category-C
					(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)
1	2	3	4	5	6	7	8	9	10	11
1	Mango	40	5	40	200760	160608	120456	291,312	233,050	174,787
2	Coconut (ECT)	60	7	60	279300	223440	167580	365,400	292,320	219,240
3	Coconut (T X D)	60	4	50	202457	161965	121474	278,378	222,702	167,027
4	Acid Lime (Seedlings)	100	5	12	228375	182700	137025	320,985	256,788	192,591
5	Acid Lime (Budded)	100	4	12	181567	145254	108940	264,280	211,424	158,568
6	Sweet Orange	100	4	12	136320	109056	81792	212,397	169,918	127,438
7	Guava	110	2	15	102683	82146	61610	174,868	139,894	104,921
8	Pomegranate	220	2	12	113733	90986	68240	215,231	172,185	129,138
9	Ber	110	2	12	78178	62542	46907	137,687	110,151	82,613
10	Cashew (Seedlings)	60	4	25	135240	108192	81144	181,936	145,549	109,161
11	Cashew (Grafts)	60	5	25	91126	72901	54676	144,121	115,297	86,473
12	Sapota	60	5	40	90374	72299	54224	143,963	115,170	86,378
13	Tamarind	40	5	30	126000	100800	75600	186,291	149,033	111,775
14	Jack Fruit	40	6	30	60900	48720	36540	127,960	102,368	76,776
15	Jamun	40	6	40	102488	81991	61493	148,851	119,082	89,311
16	Custard Apple	250	3	20	153720	122976	92232	281,820	225,456	169,092
17	Amla (Aonla)	110	4	35	121445	97156	72867	182,989	146,391	109,793
18	Fig	250	2	15	103802	83042	62281	189,189	151,350	113,513
19	Oil Palm	57	4	30	238014	190411	142808	355,288	284,230	213,172
20	Cocoa	200	3	25	67200	53760	40320	110,600	88,480	66,360
21	Drum stick	650	1	3	84760	67808	50856	140,355	112,285	84,213
22	Rose	2700	1	6	238282	190625	142969	553,429	442,743	332,057
23	Jasmine	1750	1	15	223826	179061	134296	519,855	415,884	311,913
24	Grape (Seeded)	197	2	12	160360	128288	96216	348,874	279,099	209,325
25	Grape (Seedless)	907	1	10	73180	58544	43908	325,654	260,523	195,393

V.USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT

ANNEXURE – IV (for inter-crop/mixed crop purpose)

STATEMENT TOTAL COMPENSATION PAYABLE UNDER COST OF CULTIVATION NET RETURNS AND DAMAGES FOR EACH HORTICULTURE SPECIES

Sl. No	Crop	No. of Trees / Acre	Pre-Bearing or Gestation Period	Economic bearing period yrs)	Amount payable up to a maximum of the cost of cultivation during pre-bearing period			Net Returns payable for one acre orchard for the period equal to pre bearing OR gestation period			Damages payable for one acre orchard		
					Category- A (Rs.)	Category- B (Rs.)	Category- C (Rs.)	Category- A (Rs.)	Category-B (Rs.)	Category-C (Rs.)	Category-A (Rs.)	Category-B (Rs.)	Category-C (Rs.)
1	2	3	4	5	6 (i)	6 (ii)	6 (iii)	7 (i)	7 (ii)	7 (iii)	8 (i)	8 (ii)	8 (iii)
1	Mango	40	5	40	50,400	40,320	30,240	200760	160608	120456	40,152	32,122	24,091
2	Coconut (ECT)	60	7	60	46,200	36,960	27,720	279300	223440	167580	39,900	31,920	23,940
3	Coconut (T X D)	60	4	50	25,307	20,246	15,184	202457	161965	121474	50,614	40,491	30,369
4	Acid Lime (Seedlings)	100	5	12	46,935	37,548	28,161	228375	182700	137025	45,675	36,540	27,405
5	Acid Lime (Budded)	100	4	12	37,321	29,857	22,393	181567	145254	108940	45,392	36,313	27,235
6	Sweet Orange	100	4	12	41,997	33,597	25,198	136320	109056	81792	34,080	27,264	20,448
7	Guava	110	2	15	20,844	16,675	12,506	102683	82146	61610	51,342	41,073	30,805
8	Pomegranate	220	2	12	44,631	35,705	26,779	113733	90986	68240	56,867	45,494	34,120
9	Ber	110	2	12	20,420	16,336	12,252	78178	62542	46907	39,089	31,272	23,454
10	Cashew (Seedlings)	60	4	25	28,471	22,777	17,082	135240	108192	81144	18,225	14,580	10,935
11	Cashew (Grafts)	60	5	25	19,185	15,348	11,511	91126	72901	54676	33,810	27,048	20,286
12	Sapota	60	5	40	35,514	28,411	21,308	90374	72299	54224	18,075	14,460	10,845
13	Tamarind	40	5	30	35,091	28,073	21,055	126000	100800	75600	25,200	20,160	15,120
14	Jack Fruit	40	6	30	56,910	45,528	34,146	60900	48720	36540	10,150	8,120	6,090
15	Jamun	40	6	40	29,282	23,426	17,569	102488	81991	61493	17,081	13,665	10,249
16	Custard Apple	250	3	20	76,860	61,488	46,116	153720	122976	92232	51,240	40,992	30,744
17	Amla (Aonla)	110	4	35	31,183	24,946	18,710	121445	97156	72867	30,361	24,289	18,216
18	Fig	250	2	15	33,485	26,788	20,091	103802	83042	62281	51,902	41,521	31,141
19	Oil Palm	57	4	30	57,770	46,216	34,662	238014	190411	142808	59,504	47,603	35,702
20	Cocoa	200	3	25	21,000	16,800	12,600	67200	53760	40320	22,400	17,920	13,440
21	Drum stick	650	1	3	27,342	21,874	16,405	84760	67808	50856	28,253	22,603	16,952
22	Rose	2700	1	6	76,865	61,492	46,119	238282	190625	142969	238,282	190,625	142,969
23	Jasmine	1750	1	15	72,202	57,762	43,321	223826	179061	134296	223,826	179,061	134,296
24	Grape (Seeded)	197	2	12	175151	140121	105091	160360	128288	96216	13363	10690	8018
25	Grape (Seedless)	907	1	10	245156	196125	147094	73180	58544	43908	7318	5854	4391

V.USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT